

**FINAL DRAFT**

**Jefferson Park Site Planning  
Planning Report**



**Prepared for:  
City of Seattle Department of Parks and Recreation**

**Submitted by:  
The Portico Group  
Seattle, Washington**

**July 9, 2002**

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Acknowledgements

*Project Advisory Team (PAT) Members*

Mollie Angeles, neighborhood resident and member of Jefferson Park Women's Golf Club

Edward Boogaerts, Project Section Manager, Veterans' Administration Hospital

Chuck Caddy, President, Jefferson Park Lawn Bowling Club

Mike Carney, Beacon Hill resident, member of the Jefferson Community Center Advisory Council and the Beacon Hill Youth Soccer Association

Carla Chinn, Beacon Hill resident, teacher of children's karate class at Jefferson Community Center, JV girls' basketball coach at Garfield High School and assistant varsity coach

Tim Croll, Community Services Director for Seattle Public Utilities

Sally Clark, Seattle Department of Neighborhoods, Neighborhood Development Manager for Southeast Seattle

Mike Hall, Chair, Jefferson Community Center Advisory Council

Robert Hinrix, Beacon Hill resident and member Jefferson Park Alliance

Mira Latoszek, Beacon Hill resident, board member of the North Beacon Hill Council, board member of the Homestead Community Land Trust, member of the Jefferson Park Alliance, and site co-coordinator for the Beacon P-patch

Kevin Lee, O.D., Beacon Hill resident, past member of the Seattle Chinese Chinatown Chamber of Commerce Board of Directors, past member of the National Association of Chinese Americans, and past member of the Seattle Chinese Athletic Association

Norman Lew, Beacon Hill resident, member of Jefferson Park Table Tennis group, jogger and golfer

Susan Olmsted, member of the Board of Directors, Friends of Seattle's Olmsted Parks

John Peoples, Secretary, Seattle Golf Board of Directors

George Robertson, Beacon Hill resident, member of the Beacon Hill Chamber of Commerce

Tom Ryan, Beacon Hill resident, member of the North Beacon Hill Community Council

Keisha Scarlett, Beacon Hill resident, math/science/computer teacher at Asa Mercer Middle School

Fagalima "Lima" Skillion, Executive Director of the Seattle Samoan Center

Randy Smith, coordinator of the Jefferson Park Community Center, Seattle Parks Department

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Sharon Sutton, Ph.D., FAIA, Professor of Architecture, University of Washington; member of Seattle Design Commission

Takako (Tako) Tokumasu, Beacon Hill resident, frequent user of Jefferson Community Center

***Seattle Parks Department Staff***

Brenda Kramer, Facilitator of the Project Advisory Team, Strategic Advisor for the Citywide Division

Don Bullard, Project Manager for Jefferson Park

***Project Planning Team***

Project Lead:

The Portico Group

Architects, Landscape Architects, Interpretive Planners, Exhibit Designers

Dennis Meyer, Principal in Charge, Landscape Architect

Michael Hamm, Resource Principal, Landscape Architect

Lorraine Pai, Project Manager, Landscape Architect

Paul Sorensen, Architect

Subconsultants:

SvR Design Co.

Civil Engineers

Tom von Schrader

Dave Rogers

Steve Hatzenbeler

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**Introduction**

Jefferson Park on North Beacon Hill in Seattle is nearly 100 years old. The city's sixth largest park, it had an illustrious origin, or at least the potential for one. The plan for its development was produced in 1912 by the Olmsted Brothers, America's most noted firm of landscape architects.

Not much of the plan was implemented however, and the park instead grew in an unplanned fashion, with little coordination between various facilities as they were developed. Many significant changes were made during and shortly after World War II. The contemporary round of planning efforts dates from 1991, when the North Beacon Hill Community Council began development of a neighborhood plan. This plan was completed in 1994 and was followed in 1997 by the formation of the North Beacon Planning Association, which developed the North Beacon Hill Neighborhood Plan adopted by Seattle City Council ordinance in 1999. Development of a detailed site plan for Jefferson Park was one of the "highest priority" items identified in the 1994 and 1999 documents.

**The Planning Process**

The current site planning process began in late 2000, and continued into 2002. The first step was the preparation of a design program during late 2000 and early 2001 to express the expectations and objectives of the Seattle Parks and Recreation Department and community. It included a thorough description of the project scope, budget, and schedule.

The next step was formation of a project team, consisting of community-based Project Advisory Team (PAT), and a design consultant team led by The Portico Group, a Seattle-based firm of landscape architects and architects.

The PAT, whose members were nominated by key stakeholder groups and appointed by the Superintendent of the Parks and Recreation Department, represents the broad range of interests of 21 key Jefferson Park stakeholder groups, from golf to passive parks and from Samoan cricket to table tennis. Most of the team members live in the area surrounding the park, and reflect the diverse neighborhood. The PAT's function as an advisory committee was to facilitate sustained and balanced stakeholder participation. The PAT reviewed at its meetings project scope, budget, schedule, recent accomplishments, upcoming tasks and provided recommendations on the development of the Jefferson Park site plan. The Parks Department gave recommendations of the PAT on these topics substantial weight. Minutes from PAT meetings are included in the Appendix.

Nine meetings were held with the PAT, two open houses and reviews with the Seattle Design Commission and Parks and Recreation Department staff were held over the course of the work. The site planning effort identified an overall park vision and goals and a list of recommended design elements. At the same time, the site was analyzed to determine key opportunities and constraints. These steps led to the development of three site plan alternatives to test various configurations of the design elements on the site. Based on extensive review of the alternatives, the consensus plan was developed and implementation strategies were identified. The results of the effort were analyzed during the first half of 2002 through an environmental impact statement that will be presented with this site plan to the Seattle City Council for approval late in 2002.

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Under its 2001 Water Supply Plan Update, Seattle Public Utilities (SPU) identified the south reservoir for rehabilitation and installation of a floating cover. SPU also determined that the north reservoir could be decommissioned and made available for significant expansion of park uses. In addition, during early summer 2002, Seattle Mayor Greg Nickels proposed, as part of city wide effort to cover SPU's drinking water reservoirs, that the south reservoir be buried and the space above it developed as park space. City council approval of the mayor's plan is required prior to inclusion in the City's Capital Improvement Program. To accommodate either choice, two versions of the consensus plan were developed to illustrate either a reservoir with a floating cover or a buried reservoir.

In the process of assessing Jefferson Park's present condition, and planning for its future, two primary reports were produced:

- The Planning Report reviews the master planning process and summarizes the findings of the programming, site inventory, site alternatives and consensus plan phases
- The appendices describe in detail all issues pertinent to the site plan, including information on public participation, programming, site analysis, site alternatives, and details of the conceptual plan

The consensus plan lays the groundwork for creation of a vibrant and active park at the core of the North Beacon Hill Community. Improvements at Jefferson Park will contribute to the quality of public places and open spaces in the area. The changes will integrate the seemingly disparate elements of the park to create a greater community resource. The plan capitalizes on the spectacular vistas to the Olympic Mountains, Puget Sound and the downtown skyline, while creating visual and spatial links to the surrounding neighborhood.

### Site Analysis

The Site Analysis Phase examined seven elements of the site to develop a thorough understanding of existing features, and explore how these features relate to each other and create opportunities for, or constraints to future park development. The elements are:

- Recreation in the vicinity
- Property ownership and the project area (Figure 1)
- Historical features
- Physical features
- Cultural features
- Experiential quality
- Site evaluation

Refer to the Appendix for a detailed discussion of the site analysis elements.

#### **Recreation in the vicinity**

This element examined the number and proximity of existing recreational opportunities within a five-mile radius of Jefferson Park. Facilities for soccer, baseball, football, track, children's play areas, and greenbelt corridors were noted.

As part of the city's area-wide recreation and open space system, Jefferson Park should accommodate easy and convenient links to this system via bike, pedestrian paths and make visual connections via greenbelts. Furthermore, the park should provide complementary uses and activities, rather than duplicating services in nearby parks.



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**Property ownership and the project area**

The project study area consists of approximately 50 acres located west of Beacon Avenue South. Although the 9-hole golf course, driving range, golf clubhouse, golf maintenance yard and Citywide Horticulture are not part of the project area, the planning process recognized their importance as components of Jefferson Park and the neighborhood.

The lands are owned and maintained by Seattle Parks (SPR) and Seattle Public Utilities (SPU). The project area north of South Dakota St. (the north edge of Citywide Horticulture and the Golf Clubhouse) is owned by SPU. Portions of this land area by agreement with SPU is utilized by SPR as park space and for facility use, including the community center, tennis courts, children's play area and portions of Golf Maintenance. Seattle Parks and Recreation owns the adjacent nine hole golf course and driving range with a management agreement by Seattle Municipal Golf. Jefferson Playfield, owned by the Seattle Parks & Recreation, is adjoined by Asa Mercer Middle School to the south and the Veteran's Administration Hospital to the southeast.

This planning process provided the opportunity for the multiple owners (including the SPR, SPU, Seattle Golf, the Seattle School District and the VA Medical Center) to identify common goals and issues, which will help to achieve a unified site and park. Links and transparent boundaries between these uses will contribute to the image and continuity of the park experience.

**Historical features**

Jefferson Park was identified by the Olmsted Brothers as an important component in their proposal for a comprehensive system of parks and boulevards for Seattle. Few elements of this original plan for Jefferson Park were built, and little remains of what was constructed.

The site plan for Jefferson Park can create some of the envisioned relationships -- and also create park spaces inspired by the Olmsteds' design principles. These include a system of pedestrian trails linking uses and activities, a variety of open spaces defined by shade trees, and a combination of formal and informal plan elements. Unrealized historical plan features that may influence the new site plan include:

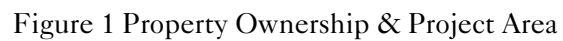
- additional parallel rows of trees and pedestrian promenades along the Beacon Avenue boulevard
- clustering of active sports fields and formal geometric plan elements adjacent to the boulevard
- a curvilinear path/road weaving through the central and southern portions to the park establishing strong physical links to the neighborhood to the west, to the golf course east of the boulevard and to the Cheasty Blvd. greenbelt

**Physical features**

The most significant physical feature of the site is the large and expansive plateau containing the two SPU water reservoirs and the open lawn slopes surrounding it.

The site of the retired north reservoir will provide significant area for park development, relatively free of constraints. The change in grade from Beacon Avenue South on the east to 15th Avenue South on the west provides an opportunity for grading to create landforms and spaces that contribute to park use and accentuate the territorial views. The same elevation changes will require careful location of pathways to allow accessibility for all users. Finally, the elevation changes will allow strategies for collecting and treating storm water runoff onsite -- possibly by creating swales and wetlands.

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**Cultural features**

This analysis found that the dominant cultural features at Jefferson Park are the golf courses and associated structures and the SPU reservoirs and water supply and distribution lines. In addition, Jefferson Field provides field space for soccer, softball and is the site for Samoan cricket. There are 13 primary structures within the visually perceived boundaries associated with Jefferson Park. Two of those, the community center and the trolley shelter, are within the scope of work of the Jefferson Park Site Planning Study.

The community center sits along Beacon Avenue South at the northeast corner of the site. It is approximately 7,270 square feet in area, and has program space on the main, upper and basement floors. The main floor layout of rooms, and the public and support circulation patterns, are generally well organized. However, problems exist because of the number of people attending activities and programs, the number of programs, and the need to use rooms for multiple activities and programs. The rooms are too small and too few in number, and there is a lack of storage. Furthermore, the building does not meet current code requirements for seismic design, energy consumption and some occupancy-related life safety criteria. It also does not meet ADA-related criteria for accessibility and door hardware.

The plan should seek opportunities for shared use of site facilities to avoid duplication and maximize public monies. Furthermore, it should define and activate outdoor spaces by surrounding them with activities and facilities. Doing so will also facilitate the linkages between indoor and outdoor spaces.

**Experiential quality**

The most striking quality of the park are the territorial views to downtown, Elliot Bay and the Olympic Mountains available from the perimeter of the reservoirs, at the Lawn Bowling Clubhouse and within the 9-hole golf course. However the overall experience at the existing site is dominated by the industrial quality of the water storage reservoirs and maintenance areas and the high fence surrounding the driving range. The existing public open spaces outside of the fenced areas have a quality of left over space without much spatial definition and character.

Park uses and activities should capitalize on the park's location atop Beacon Hill by taking advantage of its territorial views and the synergy created by diverse park activities. The design should maximize the links between park spaces, and use tree massing and grading to define spaces and frame views within the new park space that will be created at the retired reservoir site.

**Summary of site opportunities and constraints**

The greatest opportunity to enhance Jefferson Park lies in unifying the site by creating usable park space and strong pedestrian links between activities. Converting the land currently occupied by the reservoirs to park space will dramatically improve the quality and use of Jefferson Park by the community. If the City can identify financing, the potential to bury the south reservoir place park space on it will nearly double the usable open space. This large park space will then become the dominant public space and will visually and spatially connect the existing separate uses and spaces. A park promenade, serving as a central walk between Asa Mercer Middle School, the clubhouses and the community center, has the ability to link the park's activity centers and gateways and provide connections to the neighborhood.

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In addition, it is important that the park's image be recognizable at entry points, and that they reflect the community's unique sense of place and image -- including its diverse park heritage. The plan can evaluate uses first identified in the Olmsted Brothers' Master Plan for possible inclusion, revive cultural spaces such as the Japanese-American picnic grounds, and renovate existing facilities like the trolley shelter and the Samoan cricket grounds.

### **Park Vision**

The park vision is intended to be an organizing principle to give meaning and coherence to the park:

Jefferson Park will be a place of great beauty that welcomes members of the neighborhood, city, and visitors with a mixture of quiet spaces and active facilities, where community interaction is encouraged. It will

- Celebrate the cultural and ethnic diversity of the Beacon Hill neighborhood
- Respect and respond to the traditions of the Olmsted legacy
- Build upon the best physical characteristics of the site, especially the views

### **Park Goals**

Goals derived from the park vision are to:

- Take advantage of the views, topographic changes, and property gained from retirement of the north reservoir
- Improve ease of access from the surrounding neighborhood to the park
- Integrate the park and the neighborhood, while fostering the contrast
- Improve and increase accessibility to park spaces and activities
- Provide opportunities for people to express their cultural traditions and ethnic background
- Balance local and regional use
- Provide viewpoints of downtown, Elliott Bay and the Olympic Mountains
- Create a sense of seclusion, revelation, spaciousness, mystery and excitement
- Provide places for restoration and relaxation
- Provide opportunities for a balanced mix of programmed and unprogrammed activities
- Provide a variety of sports facilities
- Connect the spaces of the park with a network of trails
- Provide buildings and art that support the park vision and complement, not dominate, the landscape design

### **Park Design Elements**

Design elements derived from the park goals are:

**Viewpoints looking toward downtown, Elliott Bay and the Olympic Mountains, from:**

- Area north of lawn bowling clubhouse
- Northwest corner of the north reservoir
- Community center area

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**Walkways and Pedestrian Connections**

- The north/south pathway
- The pathway around the 9-hole golf course
- The South Spokane Street overpass
- The South Dakota Street/15<sup>th</sup> Avenue South crossing/park entry

**Community Center**

- Phased renovation:
  - Phase 1 -- add a gym to the existing community center
  - Phase 2 -- build a new community center
  - Phase 3 -- add a second gymnasium

**Reservoir Cover**

- Floating cover over the south reservoir
- Buried reservoir and hard cover allowing park activities to extend over the reservoir, if and when funding becomes available

**Ballfields and Other Recreation Areas**

- A meadow to accommodate informal recreation and youth sports (unstriped and unlit)
- Ballfields for active recreation, including Samoan cricket, baseball and soccer
- Activity areas including a children's play area, outdoor basketball and tennis courts

**Service Roads and Parking**

- Service access to Citywide Horticulture, golf maintenance, driving range, golf clubhouse, and south reservoir
- Small, dispersed parking lots at the perimeter of the site

**Site Alternatives**

Three preliminary site alternatives were developed to explore a range of possible program layout and configuration on the site. While the types of improvements and costs are similar in each alternative, the character of the park differs greatly. In each case, options for park improvements over a buried reservoir were developed. The buried reservoir and park improvements may be possible if funding beyond that currently available is found. The alternatives were reviewed by the Project Advisory Team members and consensus reached on key issues. Guidance was provided to the designers and documented through a decision tree (see Appendix). In addition, an open house was held Saturday, September 29<sup>th</sup>, 2001 at Jefferson Community Center to provide an opportunity for the public to review the alternatives.

**Alternative One – Pond and Meadow**

Alternative One creates an informal pastoral setting at the north end of the park. The park's character is established through the playful curves of the path layout and play meadow. The naturalistic pond and wetlands provide a foreground for views from the community center, with whimsical earthwork mounds in the background for picnics and passive recreation. From these mounds, park visitors can enjoy panoramic views of the cityscape, Elliott Bay and the Olympics. The connecting spaces around the south reservoir contain winding paths through an open tree-and-meadow landscape. The paths by the lawn bowling area and

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around the 9-hole golf course provide connections between the north and south ends of the park.

**Alternative Two – The Circle and Flying Wedge**

Alternative Two creates a formal open space at the north end of the park, centered along an axis connecting an expanded community center at one end and an earthwork sculpture incorporating the north and west embankments of the former water reservoir at the opposite end. Water in its myriad forms is a key design element, interpreting the story of Seattle's water supply, including water pipe fountains, streams, wetlands and children's splash areas. The central circle provides opportunities to celebrate the diversity of the Beacon Hill community through Samoan cricket and community events. Architectural and sculptural trellises create gateways and framework for art fairs and markets along the circular promenade. The proposed earthwork creates a green sculpture and framed openings toward the city beyond. In an arrangement similar to Alternative One, the community center, active recreational courts, and observation points surround the lawn circle. This alternative provides expanded pathways to the south and more integration of the nine-hole course with the rest of the park.

**Alternative Three – A Central Meadow**

Alternative Three creates a large pastoral meadow that captures the heart of the site. Its central location provides a quiet, protected area that integrates with the existing east-west maintenance road and the existing open space north and west of the lawn bowling clubhouse. The slope of this central meadow is oriented to and opens toward the neighboring community to the west. The open space is intended for passive and active non-organized sports use. The connecting pathways wind through an open tree and meadow landscape, connecting the major park entries and the activities of Jefferson Park.

**Consensus Plan**

After consideration and discussion with community members, Project Advisory Team members, and Parks Department staff, a consensus plan was developed (Figures 2 & 3). This plan incorporates the most desirable aspects of the alternatives and some new ideas. It also shows how the park might be developed if the mayor's proposal is approved to bury the south reservoir, allowing the park to extend over the reservoir. At this time Seattle Public Utilities, which operates the reservoir, has funding for a floating cover, which is less expensive than a buried reservoir. With a floating cover, the south reservoir would be enclosed with a fence to protect water quality and would look similar to the existing south reservoir. A second open house public meeting and additional PAT meetings were held to review the plan.

**Overview of the Consensus Plan**

The resulting consensus plan envisions a diversity of uses and activities, incorporates water and views as major design elements, and provides a major recreational facility for the community.

Jefferson Park will be a place to celebrate the diversity of the neighborhood, its citizens, activities and history. The primary spaces within the park to celebrate this diversity are along the Beacon Avenue Walk and the Jefferson Promenade. Both are designed to accommodate community gathering and events such as the annual summer Beacon Hill Festival. The focal point of both walks is the renovated and expanded community center.



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Figure 2 Consensus/Conceptual Interim Plan

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Figure 3 Consensus/Conceptual Long Range Plan



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The tree-lined Beacon Avenue walk connects Fire Station #13, at the corner of Beacon Avenue South and South Spokane Street, to the new entry to the community center. The promenade is the major north-south pedestrian spine, connecting the community center at the north to Asa Mercer Middle School at the south. Along both walks are opportunities to commemorate notable individuals and events from Beacon Hill's history.

The expression of water in its various forms is a major element of the Great Meadow, the community center entry and its terraces. Its use makes historical reference to the ninety-year presence of the drinking water reservoirs on this site. The new water features will provide visual focal points and opportunities for play. The entry courtyard and terrace incorporate water jets and streams for visual interest and the splashing play of children. A large pond with two geysers provides a foreground to the terrace and picnic grounds directly northwest of the community center. Across the meadow at the base of the overlook is a second pond and geyser marking the corner of the former north reservoir and its aeration geyser. Connecting the two ponds is a play stream and watercourse.

The site plan also incorporates the major view corridors and vistas of the downtown skyline, Puget Sound and the Olympic Mountains. The terrace on the northwest side of the Community Center is oriented to the view of the downtown skyline over the pond and geyser at the northwest corner of the meadow. The entry walk into the Great Meadow, from the corner of Beacon Avenue South and South Spokane Street, is also oriented to this pond and geyser. The second major viewpoint and corridor is located at the terrace on the north side of lawn bowling clubhouse. From this high point are westerly and northerly views of the Sound, mountains and skyline. Additional viewpoints are located along the western edge of the Sports Plateau.

The diversity of the park spaces and its users is also expressed through the variety of recreational sport venues found throughout the park and within the community center. Outside the list includes tennis, children's play areas, basketball, skateboard, bocce ball or other court games, softball, golf, soccer, and Samoan cricket. The new community center gym provides indoor space for basketball and other court games and has direct adjacencies to outdoor basketball and tennis courts and the Children's play areas.

**Detailed Description of the Consensus Plan**

The consensus plan envisions a significant new addition to Seattle's park and open space system, made possible by the abandonment of SPU's north reservoir and the potential for a buried south reservoir and park over it, key to fulfilling the park's potential. The plan proposes six major spaces within the park:

- an inviting new entry along Beacon Avenue South, combined with an expanded community center, sports courts and children's play areas
- a series of free-flowing meadows linking the north end of the park to the west entry along 15<sup>th</sup> Avenue South
- a primary Jefferson Promenade connecting the north & south park areas
- a spacious meadow and picnic grounds linking the community center and lawn bowling area along the west edge of the driving range
- a sports plateau atop the potential buried reservoir
- a perimeter path around the edge of the 9-hole golf course
- a renovated Jefferson Field

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#### *Beacon Avenue South Entry*

Park visitors arriving on foot find an inviting pedestrian walk alongside Beacon Avenue South leading them from the entry on the northeast corner of the park to the community center. Stately trees lining the promenade are reminiscent of the effect that the Olmsted Brothers envisioned for the park perimeter nearly a century ago. Architectural and sculptural trellises form gateways that beckon, leading visitors away from traffic noise and other elements of the outside world. An art fair is set up in the market stalls along the walk, and the colorful works cause many to stop, watch and comment (Figure 4).

The sounds of energy and athletic effort can usually be heard from beyond the marketplace stalls: basketball and tennis courts just inside the park draw many players and spectators from the neighborhood.

A sign on the kiosk at the park entrance indicates that the art fair will be succeeded, on the following weekend, by an ethnic celebration featuring food, crafts and dancers. Light and sound from the gym and the community center that border the entry walk indicate that these facilities, along with the new activity rooms to the north, are in use for meetings, classes and pick-up games. It is inviting to linger outside these community places - the adjacent open space features splendid views to the north and west.

Visitors are drawn farther into the park by the sound of splashing water emanating from geysers, and the cheers of delighted children frolicking beneath. The geysers are part of the overall story of water on this site. They symbolically reference the former reservoir aerators. Water in its myriad forms is clearly central to Jefferson Park -- water pipe fountains, streams, wetlands and children's splash areas illustrate its many uses.



Figure 4 Consensus/Conceptual Long Range Plan - North

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Some of the youngsters are happiest along the stream that carries water away from the geyser and into a pond at the northwest corner of the Great Meadow. It provides them a safe place to play with small boats, pursue imaginary fish, and otherwise satisfy their endless fascination with moving water.

***The Community Center***

Visitors to the renovated and expanded Jefferson Community Center and gym find that it is the hub of the North Beacon Hill community. As part of the cultural fabric of our City, it connects our rich and diverse population by offering places for community gathering and recreation. The design invites its neighbors to enter; it is a safe and accessible environment; and a source of pride to their neighborhood. People have come to the Community Center for meetings, art and music programs, and a variety of care programs including pre-school childcare, before and after school programs and senior citizen programs. City agencies facilitate social services by providing a staging office for a city representative (Figure 5).

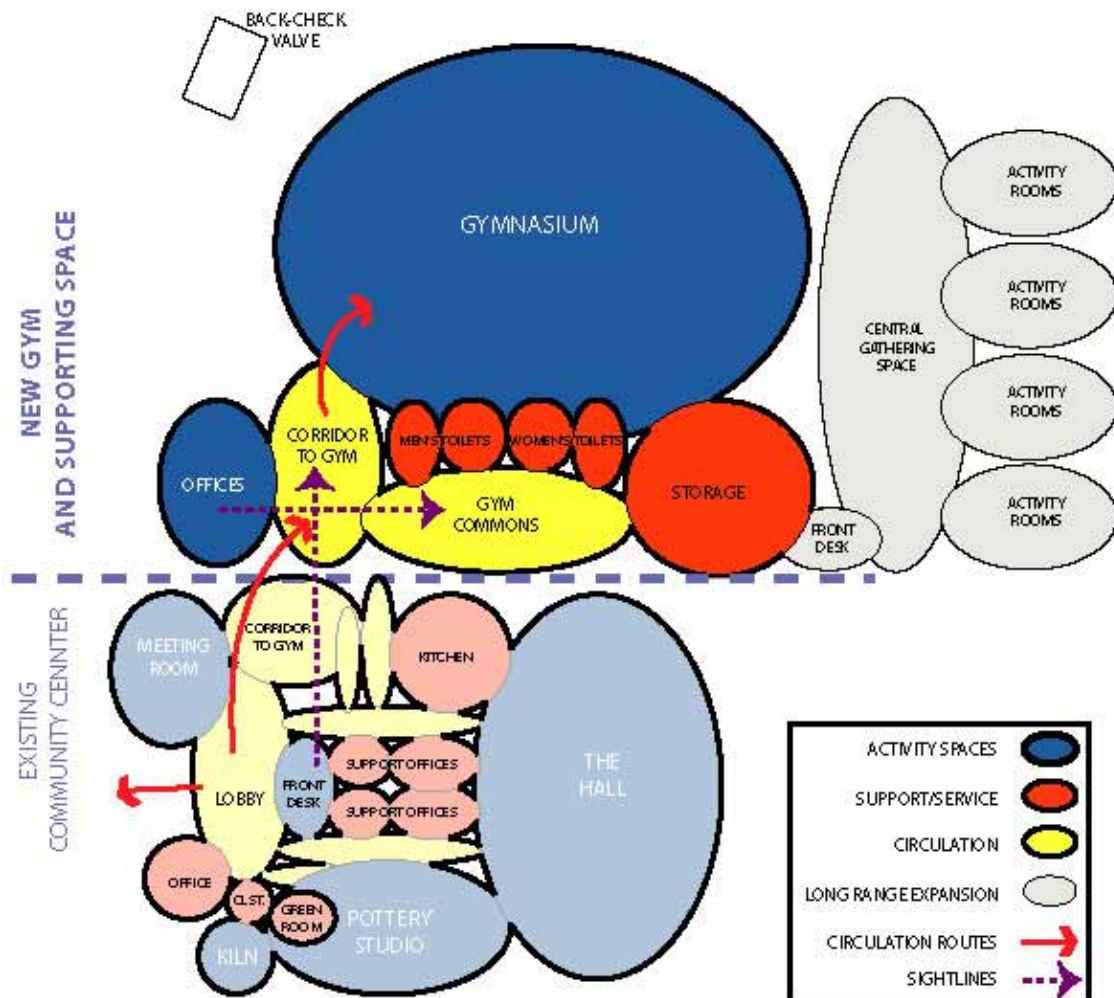


Figure 5 Community Center -- Expansion Plans

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The addition of a gym and supporting spaces provides much needed and long-anticipated spaces for indoor recreational activities immediately adjacent and integral to the Community Center. The gym space is well designed for court sports while also providing flexible support for uses such as dances, classes, meetings and gathering.

Beyond the community center lie choices: visitors can head straight for the open meadows, or swing south through the picnic areas and the bocce and lawn bowling spaces that adjoin them. The walks are pleasant, with evolving scenes of activity and landscape, regardless of destination.

***The Great Meadow and The Terrace***

People who choose to meander north through the heart of the park enjoy the playful curves in the path that bring them to the perimeter of the Great Meadow. On a weekday afternoon, the most energetic activity in the meadow may be kite-flying; on a weekend, this pastoral space will be alive with the ethnic heritage celebration and assorted games.

Created by the removal of the old north reservoir, the Great Meadow, and the Terrace below and to the west of it, now comprises the largest park space at Jefferson Park. The Great Meadow is actually the most prominent of an entire series of meadows that draw visitors for strolling, picnics, and resting -- as well as occasional festivals and sports activities.

A pond, wetlands and stream course set the meadow apart from the community center and creates links to the other spaces of the park.

Beyond a picnic shelter at the edge of the Great Meadow, a whimsical earthwork mound comes into sight. This is "the Viewpoint," which features panoramic views of the cityscape, Elliott Bay and the Olympics. People living in the neighborhood to the north of the park come here often, using the overpass across South Spokane Street that enables them to avoid street traffic and quickly access the Viewpoint to watch sunsets over the mountain peaks.

Visitors who continue to walk counterclockwise around the park from the Viewpoint find a very different place: the Terrace, with its surprising aura of pastoral solitude. Although people of all ages are at play on the plateau above, the lush arrangement of trees and smaller plants, and the lower elevation of the Terrace, prevents human sounds (and stray balls) from intruding on contemplative walks through this quiet area. Some in the neighborhood use the South Dakota Street entrance to directly access the Terrace when they need a brief respite from the demands of their daily lives.

***Jefferson Promenade***

For those visitors who elected to walk south from the Community Center, the Jefferson Promenade provides the primary pedestrian route to Asa Mercer Middle School in the south. Along the walk are significant opportunities to celebrate the history and cultural diversity of the site and neighborhood. Outdoor sculpture, colorful path tiles, and kiosks dedicated to historical events including the Japanese Language School Picnic Area, Olmsted Brothers, and Army Recreation Camp will explain the site context to area residents and visitors. "Go" (Asian chess) and games from different countries are played on tables beneath small shelters that can also be used for casual picnics and seating. Bocce ball, skateboarding and other active sports along the path will reinforce the diversity of activities and users of the park.



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#### *The Picnic Grounds*

The burial of the south reservoir and installation of park over it has dramatically changed the old park that some neighbors remember. A central picnic ground -- a quiet, protected area north and east of the Lawn Bowling Clubhouse -- gently slopes down from a high point at the new terrace on the north side of the clubhouse, drawing people into the open and providing a pleasing foreground for yet another panoramic view of the downtown skyline, Elliott Bay and the Olympics.

#### *The Sports Plateau*

Visitors can always find athletes to watch on the sports plateau atop the hard lid over the remaining reservoir in the center of the park. Track, baseball and soccer are the most popular games here, and players usually have an audience. A concessions building and restrooms serve the athletes, their friends and families (Figure 6).

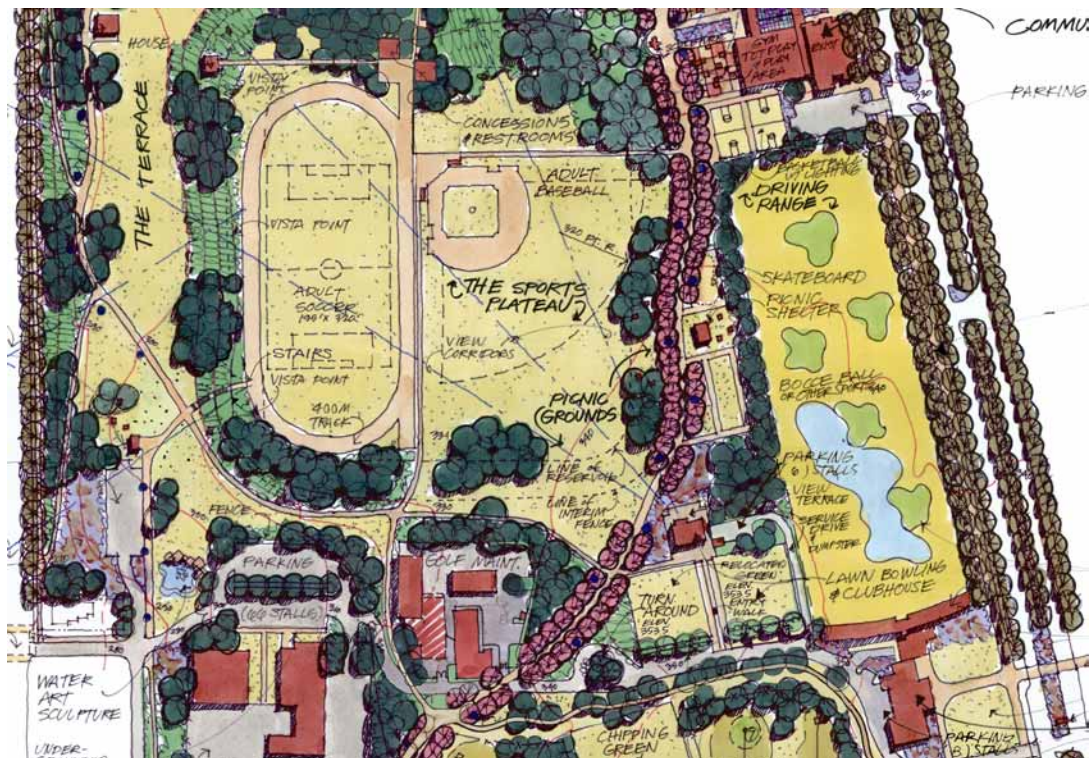


Figure 6 Consensus/Conceptual Long Range Plan - Mid

#### *The 9-hole Path*

A perimeter pathway loops around the existing 9-hole golf course, with a natural winding configuration that provides variety and surprise for those who walk and jog it frequently. It is a route popular for visitors with strollers and wheelchairs alike. Despite the changes in grade, the path has an ADA-accessible slope.

The two-thirds of a mile path serves as an ideal walk for those who want both exercise and a sense of completion: it begins at Beacon Avenue South and follows the service drive along the north edge of the golf course, turning south along Jefferson Field, and then east back to Beacon Avenue South along the north edge of the VA Medical Center.

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***Jefferson Field***

People play Samoan cricket on this field as they have for years, but the space now also accommodates many soccer games. Night lighting and all-weather turf extends its usefulness. Because the field is linked by paths to the sports plateau and the children's play area, entire families now make frequent trips to the park to enable both adults and children to participate in organized sports and free play -- whatever suits their ages and the impulses of the day (Figure 7).



Figure 7 Consensus/Conceptual Long Range Plan – South

***Other Plan Elements***

Four small parking lots, mostly along the edge of the park, augment the shared parking along Beacon Avenue South and make it easier for people to reach their destinations -- even laden with sports and/or picnic equipment. The new parking areas are:

- 28 parking stalls located south of the community center
- 30 additional parking spaces north at the 15th Ave. S/S. Dakota park entry.
- 12 parking stalls relocated from the north side of the lawn bowling area to the south side of the courts, and 6 stalls at the service entry
- 40 diagonal parking stalls along 16th Avenue South, adjacent to Jefferson Field

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**Design Guidelines and Vocabulary**

Implementing the Consensus Plan for Jefferson Park relies on a series of technical, philosophical and programmatic guidelines and vocabulary. They will assist SPR and future the design teams implement phases of the plan by providing a resource that assures continuity and focus throughout the life of the project.

The design guidelines and vocabulary were derived from the park vision, park goals, park design elements and consensus plan. The vocabulary is a collection of images that express and support the park vision, which will be used as design standards for future improvements in Jefferson Park. The vocabulary includes the following park elements:

- Meadows and Planted Edges
- Structures
- Courtyards, Plazas, and Child's Play
- Paths
- Furnishings (Benches, Bollards, Grates, Tables, Signs, Drinking Fountains, Lighting, etc.)
- Sustainable Building Guidelines

**Meadows & Planted Edge Guidelines (Figure 8)**

- Create new entries that mark arrival and direct visitors
- Use the process of entry to the park to engage the visitor through a series of physical and visual experiences
- Provide a sense of place upon arrival; a visitor should be greeted first by a park-like setting and only secondarily by parking lots
- Define meadows with planted edges
- Provide open lawn for picnicking and informal and formal play
- Create waterscapes for contrast and variety as well as habitat
- Provide a variety of plant types for scale, color and texture
- Maximize reuse and maintenance of significant mature vegetation
- Minimize visual and sound impact from surrounding arterial streets



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Meadows & Planted Edge

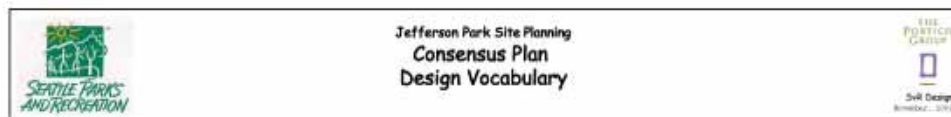
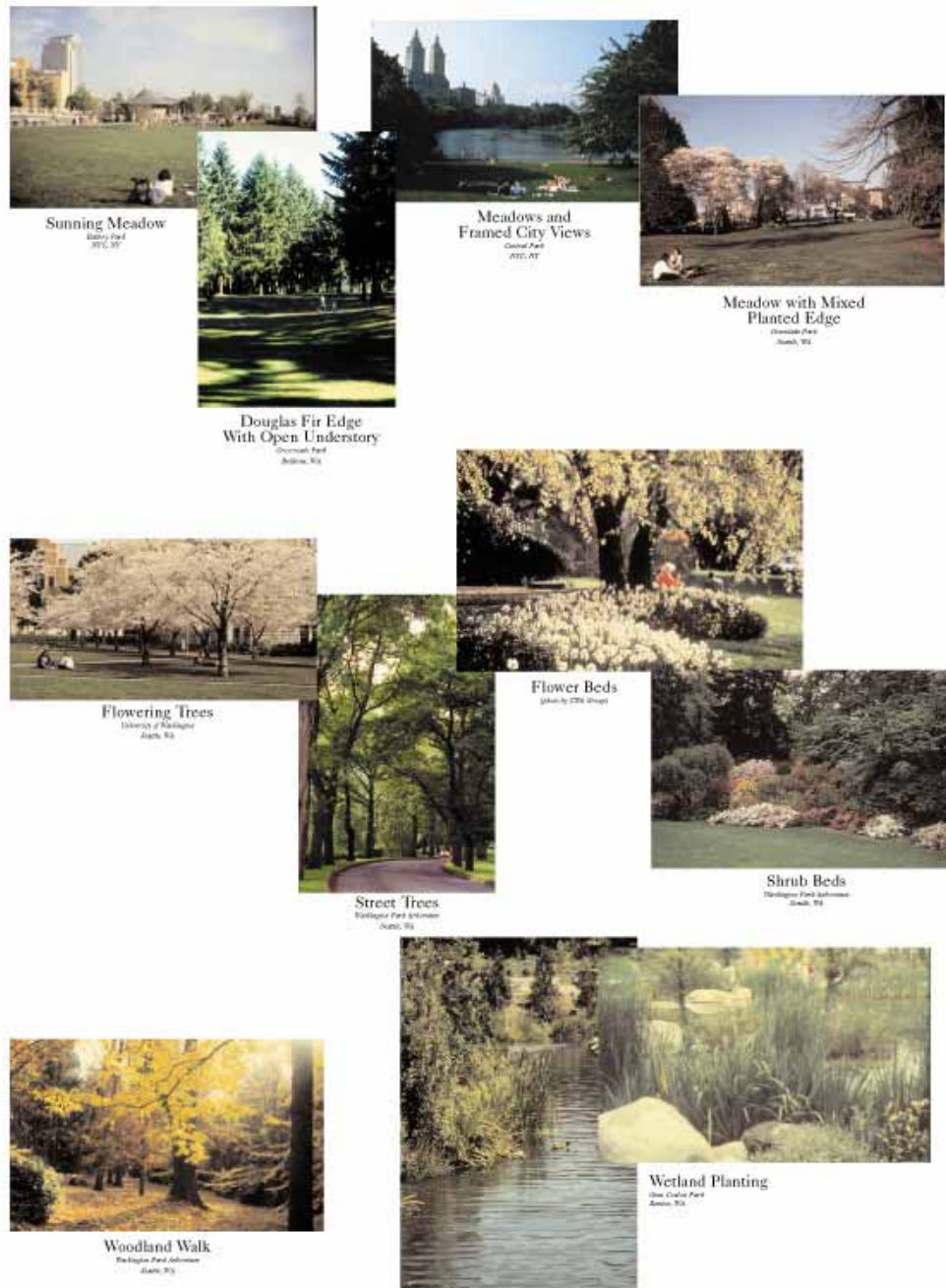


Figure 8 Design Vocabulary -- Meadows and Planted Edge



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**Structures Guidelines (Figure 9)**

- Design, construct and operate new buildings with attention and commitment to sustainable building and maintenance practices using The LEED™ rating system as a guide (see sustainable design guidelines below)
- Provide pleasant and long lasting facilities which will sustain Jefferson Park over the long term, including: interior space planning; building systems; construction methods; and operation and maintenance
- Create visitor spaces within facilities that encourage social interaction and provide a physical context for play and learning
- Create a clearly marked entry to the community center that creates a civic presence
- Provide a back door transition to the park through terraces, court, trellises and planting
- Integrate natural day-lighting and ventilation to create open and spacious interior spaces
- Accommodate existing utilities and S.P.U. water-related infrastructure when designing building improvements, particularly the main supply line just south of the Community Center
- Provide the following functional relationships when designing the new community center:
  - *Front Curb/Corner Crosswalk to Front Door:* provide entry walk and establish sense of arrival at the community center; provide landscape features, wayfinding elements, outdoor “rooms” and opportunities to meet and talk with friends, other patrons and staff
  - *Front Door to Front Desk:* create a sense of reception and active greeting; present information relevant to patrons and community members
  - *Front Desk:* orient visitors through personal greetings; allow staff to observe, control and provide security through good sightlines and close adjacencies to activity rooms and toilets
  - *Front Desk to Activity/ Program Rooms:* a good community center layout is based on the “finger point” rule (if the patron circulation path cannot easily be identified with a point of the finger by staff then it is too convoluted)
- Create a gym layout and supporting spaces to integrate with the existing Community Center organization and staff operations
- Design the gym space for court sports while providing flexible support for uses such as dances, classes, meetings and gathering
- Consider the following issues when designing the gym addition: (1) roof and water penetration along the joining of the addition to the existing structure, (2) integration of natural ventilation and lighting with mechanical and electrical building systems, (3) selection and detailing of the wood court flooring, (4) material selection for durability, longevity, performance, environmental considerations and economy, (5) aesthetic relationship between the form and materials of the new gym addition and the existing Community Center
- Create shelters as icons and destinations within the park landscape which support community use (provide water, power, light, etc.)

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Structures

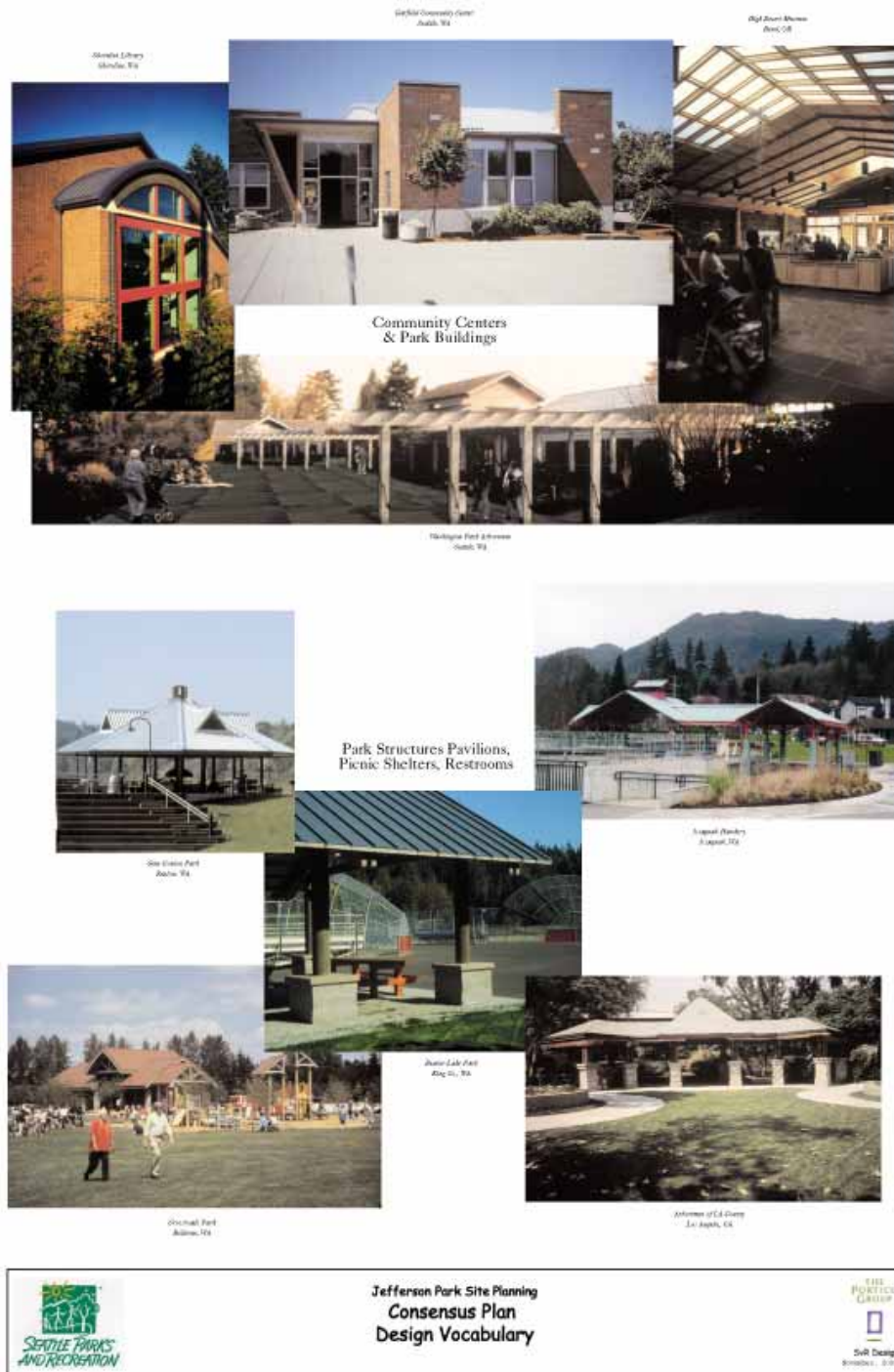


Figure 9 Design Vocabulary -- Structures

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**Courtyards, Plazas, and Child's Play Guidelines (Figure 10)**

- Create courtyards and plazas that are extensions of the buildings for gathering
- Create spaces with a sense of boundary through planted edges
- Provide a variety of spatial experiences through use of color and texture in the ground plane and vertical design elements
- Provide a variety of seating, shade protection for user comfort
- Provide multiple expressions of water, from still to active, including: runnels, streams, sprays, and spurts
- Provide adjacent, but separate play areas for toddlers and older children
- Design activity zones and staff areas to meet the requirements of the Americans with Disabilities Act

**Path Pathway Design Guidelines (Figure 11)**

- Provide a hierarchy of paths: primary, secondary and tertiary
- Design pathways to meet the requirements of the Americans with Disabilities Act with a variety of surface treatments from concrete, asphalt and crushed surfacing
- Emphasize key pathway intersections through paving materials and furnishings
- Provide tree plantings along Beacon Avenue that match or are similar to the existing boulevard trees
- Provide flowering shade trees along the Jefferson Promenade
- Provide Emergency Medical Service (EMS) and service access to all major activity and event spaces via the primary pathways

**Furnishings Guidelines (Figure 12)**

- Develop palette of site furnishings that relate to the overall design concept and future interpretive themes and to support park users and activities
- Design or select site furnishings with a high aesthetic quality (i.e. Trash Receptacle: Victor Stanley Ironsites S-42, black, with side opening and dome lid)
- Design or select benches for user comfort
- Consider or select benches that reflect the park's historical context (manufacturer Kenneth Lynch, Bench Nos. 6737BE and 6737B1)

**Sustainable Building Design Guidelines (per the LEED™ Rating System):**

The sustainable redevelopment of Jefferson Park is in keeping with the City of Seattle's desire to become an environmentally and economically sustainable city. Plans to accomplish this include developing the park using 'green' techniques in building planning, design and operation, as well as sustainable landscape design and maintenance.

**Sustainable Sites:**

- Use the existing features of the site, such as the existing topographic relief, and preserve existing vegetation
- Consider the creation of wetlands to treat storm water biologically, which treats runoff from the park and associated development such as service roads, walkways, and buildings

**Water Efficiency:**

- Establish an innovative wastewater plan that addresses such features as waterless urinals or composting toilets where appropriate
- To further save water use, design, construct and plant landscapes that require little or no potable water

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Courtyards & Plazas & Childs Play

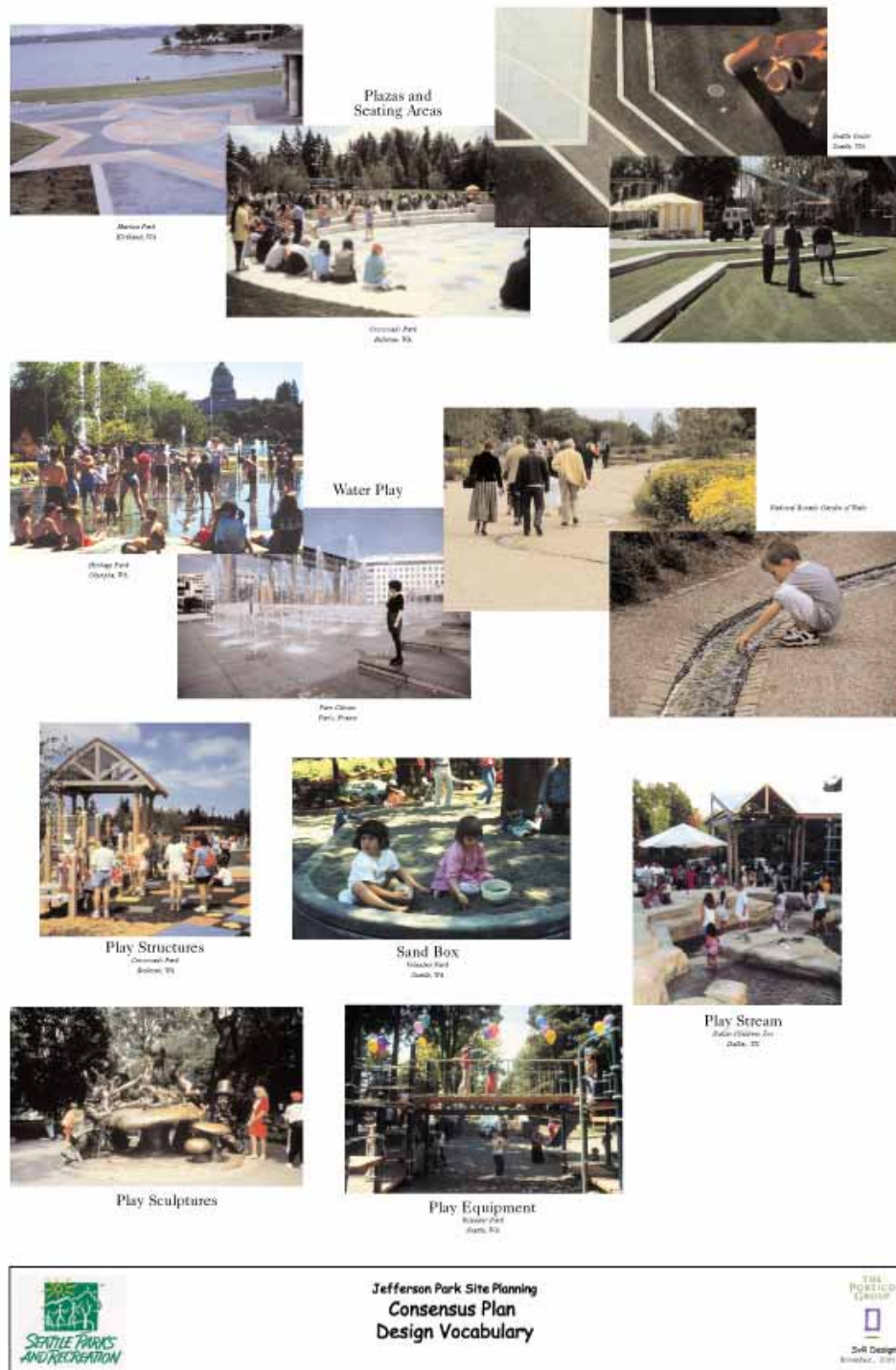


Figure 10 Design Vocabulary -- Courtyards, Plazas, & Child's Play



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Paths

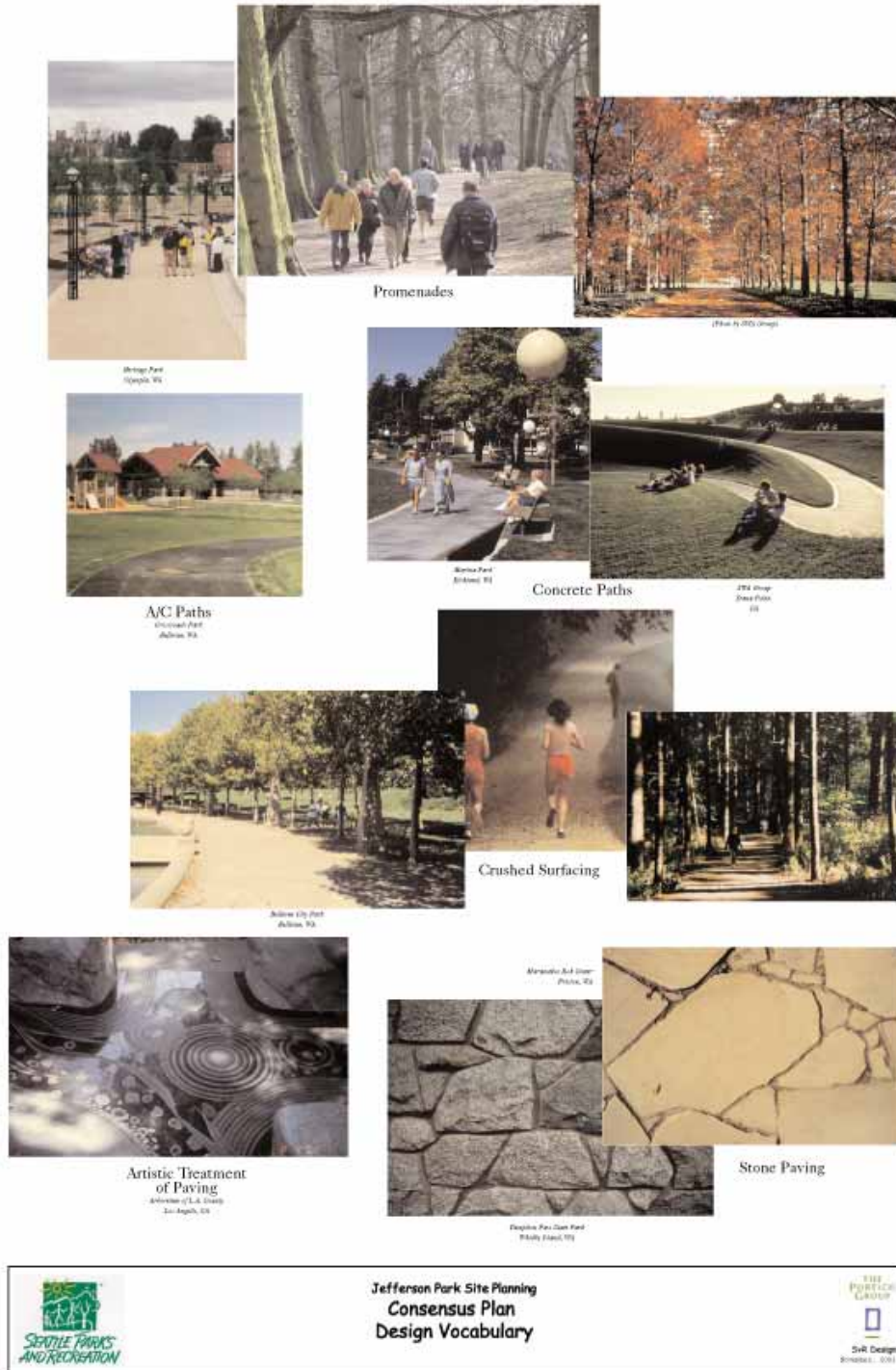


Figure 11 Design Vocabulary -- Paths

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Furnishings  
 Benches, Bollards, Grates, Tables, etc.

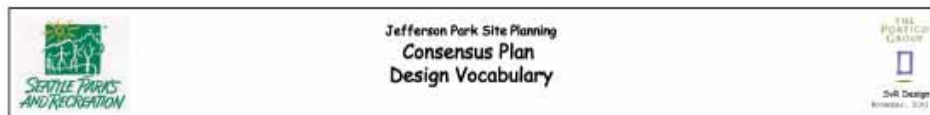


Figure 12 Design Vocabulary -- Furnishings

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- Investigate gray water reuse and rainwater capture to replace potable water in such areas as toilet flushing and irrigation

#### Energy and Atmosphere:

- Orient the buildings on the site to optimize energy performance by taking advantage of solar gain, natural breezes, and existing or new site features

#### Materials and Resources:

- Utilize renewable, salvaged and recycled content materials in the buildings and landscape
- Create an effective recycling program as a major component of the park's operation
- Implement a plan for demolition and construction waste recycling or salvage to limit disposal at landfills
- Where possible, use locally procured building and landscape materials, including concrete, formwork, trim, and plants

#### Indoor Environmental Quality:

- Limit visitor and staff exposure to toxic materials at the site by prohibiting tobacco smoke, increasing ventilation effectiveness, preventing contaminants from entering buildings, and using low- or non-toxic materials (paints, adhesives, composite wood, etc.)
- Utilize thermal comfort controls and day-lighting in the building programs to enhance the environment for visitors and staff

#### Innovation and Design Process:

- Explore opportunities to develop innovative ideas that would enhance the park's overall program and experience, such as educational or community benefits, or environmental mitigation strategies

## Implementation Strategies

### **Estimate of Probable Construction Costs**

The total project cost in 2002 dollars for park improvements shown on the consensus plan is approximately \$36 million. In addition, Seattle Public Utilities' cost for demolishing, filling and grading the north reservoir is estimated to be \$10 million.

### **Funding**

As of January 2002, the total funding identified for implementing the site plan is \$10,969,000. The Pro-Parks Levy passed in 2000 will fund construction of three projects with a total project cost of \$8,115,000; these include Jefferson Park Pathway Development (\$516,000), Jefferson Park Tennis Courts (\$499,000) and Beacon Reservoir Park Acquisition / Development (\$7,100,000.) The Seattle Center and Community Centers Levy passed in 1999 will fund construction of the Jefferson Community Center Gym (\$2,463,000.) In addition, \$391,000 in Cumulative Reserve Funding is appropriated for replacement of the Jefferson Park Play Area. Not included in the total above is funding for construction of east-west path and construction of path and fence improvements along S. Spokane St and 24th Avenue S.

### **Phasing**

For this report, Jefferson Park has been sub-divided into eight project development areas. Each has a high degree of cohesion and spatial interrelationship. The project development areas are:

1. The Beacon Avenue South entry including the children's play area, basketball courts and the tennis courts

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2. The Community Center, including the gym
3. The Great Meadow, to be created following demolition of the north reservoir by Seattle Public Utilities
4. The Picnic Grounds, which will re-establish past use of the site
5. The Terrace, which will be graded and planted
6. Jefferson Field, which is to be buried south reservoir
8. The Perimeter Path around the 9-hole golf course

The question is often asked, “What do we build first?” Critical factors affecting this decision include funding availability (amount and schedule) and commitments from City departments, and the inherent logical sequencing of improvements.

Two major construction phases are proposed, using currently available funds. Under the first phase, in 2002-03, the gym and portions of the 9-hole golf course path will be designed and constructed. Under the second phase, following retirement of the north reservoir in 2004-05, essential components of the Beacon Avenue South entry and the Great Meadow will be constructed. At the Beacon Avenue South entry, construction will include the entry promenade, plaza, children’s play area, tennis court, basketball court, and wetland near the entry. At the Great Meadow construction will include the perimeter pathways, meadows, tree planting, ponds, and viewpoint.

#### **Additional Implementation Strategies**

In addition to the funding sources and amounts identified above, Seattle Parks and Recreation will continue to explore strategies to implement the design for the park and its facilities. Suggestions relate to utilizing free soil to fill the retired reservoir that may become available from nearby construction projects (i.e. Sound Transit) or leverage the existing funding to attract funding from other public and private sources.

### **Conclusion**

The citizens of Seattle, as a result of a decade-long effort by the North Beacon Hill community, the City of Seattle Department of Parks and Recreation, Seattle Public Utilities, Seattle City Council, and mayor stand poised to implement a significant portion of the site plan for Jefferson Park. The new plan for Jefferson Park will reconnect the Beacon Hill community to its central park where everyone can come for individual pursuits or social interaction and play.

The \$11 million in funds committed to the park by citywide levy and Council action, along with Seattle Public Utilities’ commitment to demolish and restore the site of the north reservoir, will establish a park framework that the community and city can build on in the future. A new park and community center will create a unique spirit of place infused with exciting recreational opportunities and the diverse cultures of the Beacon Hill community.

The design program and the results of this site planning study are available at the site planning web site <http://www.cityofseattle.net/parks/parkspaces/jeffparksiteplan.htm>.